



HUNTERS[®]
HERE TO GET *you* THERE

2 Bradway Grange Road, Bradway, Sheffield, S17 4PH

2 Bradway Grange Road, Bradway, Sheffield, S17 4PH

£400,000

Nestled on Bradway Grange Road in Sheffield, this charming four-bedroom link detached house presents an excellent opportunity for those looking to create their dream home.

This property is ideal for families or individuals seeking a home with potential in a desirable location. The property briefly comprises; entrance porch, entrance hall with sweeping stairs to the first floor. The dual aspect living room overlooks the front and side garden whilst the dining room is also located to the front. To the rear is the kitchen which has a range of matching wall and base units.

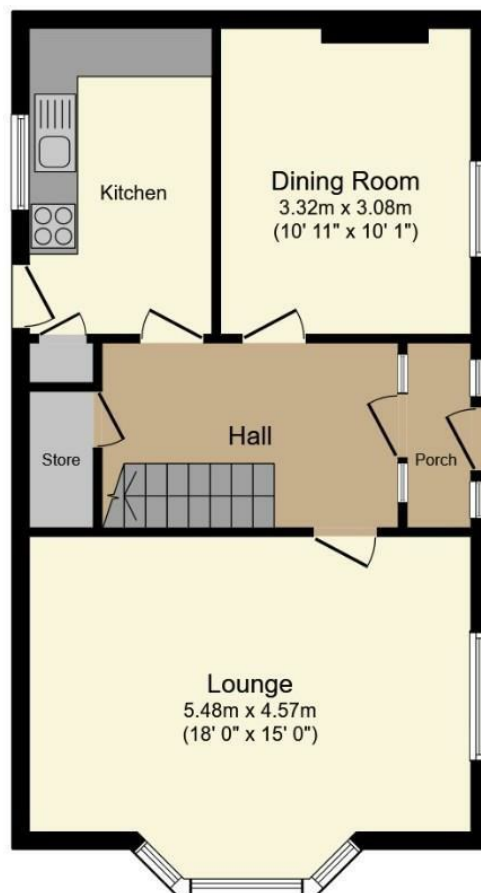
To the first floor is the landing with built in storage, four bedrooms, family bathroom and separate w.c.

Set in a raised position, the house is surrounded by a delightful wrap-around garden, perfect for enjoying the outdoors or hosting gatherings with family and friends. The property also features off-road parking for two vehicles, along with a detached garage, ensuring convenience and security for your vehicles and additional storage needs.

While the house is in need of a scheme of renovation, this offers a unique chance for buyers to personalise the space to their taste and requirements. With no onward chain, you can move forward with your plans without delay.

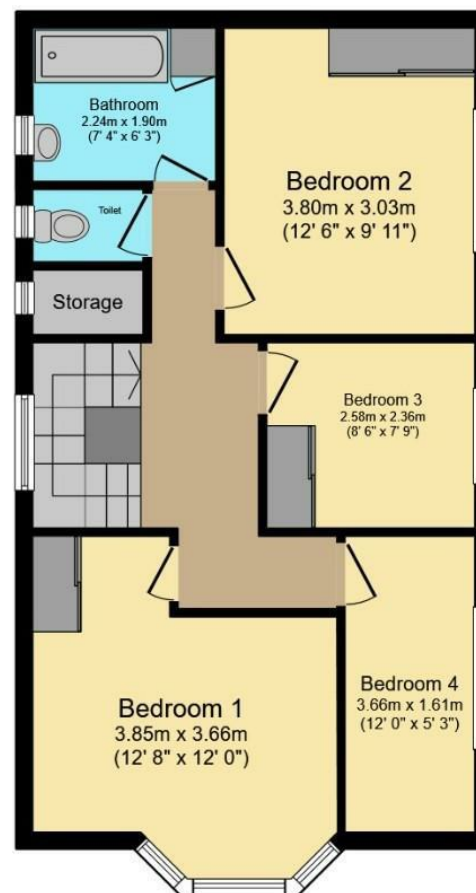
Don't miss the chance to transform this house into a stunning residence that reflects your style and vision.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 55.9 sq.m. (601 sq.ft.)

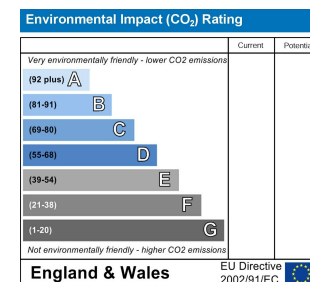
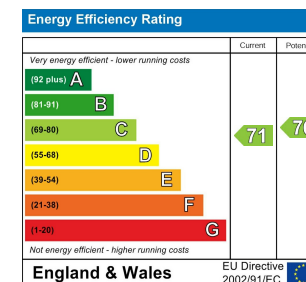


First Floor

Floor area 55.7 sq.m. (600 sq.ft.)

Total floor area: 111.6 sq.m. (1,201 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



General Remarks
GENERAL REMARKS

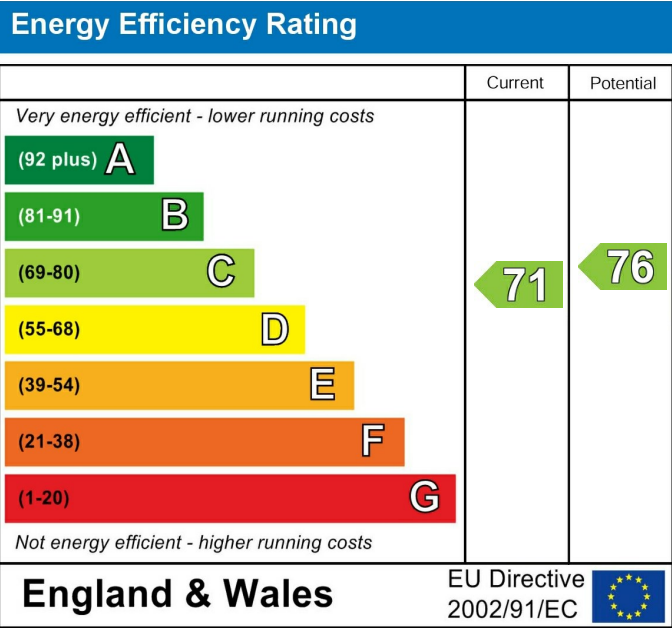
TENURE
This property is Freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









